

**TOWN OF SULLIVAN  
ZONING BOARD OF APPEALS  
JANUARY 14, 2021  
7:00 P.M.**

A regular meeting of the Zoning Board of Appeals of the Town of Sullivan was convened at the Town Office Building by Chairman Steve Durfee at 7:00 P.M.

Those in attendance for the meeting were: Members Terry Manning, Bryan Bendixen, Michael Keville and Attorney for the Board John Langey

Excused: Member Cliff Reals

Also present: Building/Codes Inspector Larry Ball

**PUBLIC HEARING**

**7:00 P.M. – DAVID CHAMBERS: AREA VARIANCE (649 SHACKELTON POINT RD., TAX MAP NO. 3.58-1-16 AND 645 BILLINGTON CIRCLE, TAX MAP NO. 3.58-1-15) REDUCE LOT SIZE OF SHACKELTON POINT RD., LOT LINE ADJUSTMENT, TO ADD TO BILLINGTON CIRCLE.**

David Chambers appeared before the Board to request an area variance to allow a lot line adjustment from Shackelton Point Rd. property to add to his Billington Circle property. David presented to the Board and went over color photos and a signed petition with no objections from the neighbors. David is proposing a 60 ft. x 60 ft. (3,600 sq. ft.) line adjustment to increase the size of the property at 645 Billington Circle from 10,000 sq.ft.to 13,600 sq. ft. making this lot more conforming. This will reduce the size of the property at 649 Shackelton Point Rd. to 7,700 sq. ft. There are many similar lots that exists in the neighborhood already and the lots have water and sewer.

The Madison County Planning Board returned the application for Local Determination.

The Town of Sullivan Planning Board sees no Town wide adverse effect in granting this application with the condition that unique circumstances are found in order to justify such action.

No one else spoke for or against the application and the public hearing was closed at 7:15 P.M.

**NEW BUSINESS**

Discussion was held regarding a ten acre parcel on Canaseraga Rd. that Osman Borcilo had asked Larry Ball about. Mr. Borcilo was proposing to possibly buy the property and wanted to put 3 structures on one lot for his family. Mr. Borcilo did not appear for the meeting as requested to see if this was even possible. This is a flag lot and only has 100 feet of road

frontage. It is zoned Agricultural/LR-40 and discussion was held about one and two family structures as well as multi -family (apartment building) structures. Three structures on one lot would create several issues if one of the family members wanted to sell their house at any point. Building/Codes Officer Larry Ball will explain this to Mr. Borcilo if he calls back and wants to proceed.

## **OLD BUSINESS**

**DAVID CHAMBERS: AREA VARIANCE (649 SHACKELTON POINT RD., TAX MAP NO. 3.58-1-16 AND 645 BILLINGTON CIRCLE, TAX MAP NO. 3.58-1-15) REDUCE LOT SIZE OF SHACKELTON POINT RD., LOT LINE ADJUSTMENT, TO ADD TO BILLINGTON CIRCLE.**

The Board jointly reviewed and considered the legal criteria and a proposed resolution for the granting of the requested area variance addressing each of the factors for approval or denial of the application. As proposed, Mr. Chambers owns both lots and is shifting the square footage taking two non-conforming lots, making them into one conforming lot and one larger non-conforming lot. No substantial change will be created as this is only a lot line adjustment. The variance is substantial but is not a determining factor. While one lot goes from 11,000 sq. ft. to 7700 sq. ft. the other lot falls into conformity with 13,600 sq. ft. Any future changes would require evaluation for a separate variance. The alleged difficulty was self-created but this too is not a determining factor.

This application was declared by the Board to be a Type II Action for SEQR, thus concluding the environmental review process for this matter.

A motion was duly made by Member Keville, seconded by Member Manning and unanimously passed by the Board that the benefit to the applicant does outweigh any detriment to the Neighborhood and therefore the variance was approved.

## **APPROVAL OF MINUTES**

A motion was duly made by Member Keville, seconded by Member Bendixen and unanimously passed by the Board approving the minutes of November 12, 2020.

## **ADJOURNMENT**

A motion was duly made by Member Manning, seconded by Member Keville and unanimously passed to adjourn the meeting at 7:50 PM.

**Respectfully Submitted**  
**Jeri Rowlingson, Secretary**